



Town of Uxbridge  
**Zoning Board of Appeals**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278.6487

Minutes of the Uxbridge Zoning Board of Appeals held on **Wednesday, April 2, 2008** at 7:00 P.M. in the Lower Town Hall, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA:

Zoning Board of Appeals Members Present: **Chairman Mark Wickstrom, Thomas Bentley, Bruce Desilets**

Zoning Board of Appeals Members Absent: **Associate Member Charles Lutton**

Others Present: **Tracey Ante, Administrative Assistant**

The meeting being duly called, properly posted and a quorum being present, Chairman Mark Wickstrom convened the meeting at 7:00 PM and led the gathering in the Pledge of Allegiance.

**FY 08-29: (Public Hearing, Continued).** The applicant / owner of record Bob Mellen / Dorothy Derby have filed an Appeal from the Building / Zoning Inspector.

Mr. Wickstrom summarized that the applicant seeks to establish the 3-family dwelling on property at 230 Mendon Street, as a lawfully existing structure/use. Mr. Wickstrom also stated that several of the Board Members, the Building Inspector and the Planning Director had an informal view of the property with Mr. Mellen present. There was no meeting, deliberations or votes taken amongst the board members.

The Chairman re-opened the public hearing. The board members discussed the view of the property. It was also noted that some construction work had been started inside the building. However, three distinct apartments were still in place. Each apartment had its own distinct kitchen (one on the first floor and two on the second floor) and at least one bathroom, and each of the kitchens and bathrooms seemed to be original to the building. There was separate access to each apartment. It was further noted that on the second floor, there was an opening in a wall approximately three feet wide that seemed to have been recently made between the two kitchens. In one kitchen (above the carriage house), there was a sink removed, but the plumbing to the sink remained. The other second floor kitchen was intact. The linoleum flooring and other kitchen amenities clearly showed two separate kitchens servicing two separate second floor apartments, and that the kitchens were very old and original to the structure. On the first floor there was another apartment served by the first floor kitchen.

Mr. Mellen was present and advised the board he had no additional information, and all material has been provided to the board. Mr. Moscaritolo was also present and advised the board of his concern with regard to the lead paint at the property. There was testimony by a former carpenter stating only two kitchens existed.

Following public input, **MOTION** by Mr. Desilets to close the public hearing. Seconded by Mr. Bentley, the motion carried unanimously.

Mr. Wickstrom distributed a Draft Decision of Findings and Facts to the board members. After discussion and deliberation, **MOTION** by Mr. Desilets to accept the Decision as drafted, seconded by Mr. Bentley, the motion carried unanimously.

**FY 08-30:** The applicant / owner of record Faith and Louis Perini are seeking a Variance from the Zoning By-laws to create a buildable lot on property located at 164 Williams Street, Uxbridge, MA shown on the Town of Uxbridge Assessor's Map 10, Parcel 3689 and recorded in the Worcester County District Registry of Deeds Book 14347, Page 98 located in Agricultural Zoning District. The proposed lot lacks the required frontage of 300 feet. The plot plan shows 109.50 feet; there is a shortage of 190.5 feet.

The Chairman opened the public hearing. Mr. and Mrs. Perini were present and discussed with the board the request for a frontage variance to create a 2 acre lot. The board deliberated and recommended further research by the applicants as to the lot configuration, as there is the potential for a legal conforming lot and the applicant could seek approval by the Planning Board.

Mr. and Mrs. Perini requested continuing the public hearing to May 7, 2008 to conduct further research.

**MOTION** by Mr. Desilets grant applicant's request to continue the public hearing to May 7, 2008. Seconded by Mr. Bentley, the motion carried unanimously.

**MOTION** by Mr. Desilets to approve the March 5, 2008 Meeting Minutes. Seconded by Mr. Bentley, the motion carried unanimously.

**MOTION** by Mr. Desilets to approve the March 10, 2008 Meeting Minutes. Seconded by Mr. Bentley, the motion carried unanimously.

**MOTION** by Mr. Bentley to adjourn the meeting at 7:55 P.M. Seconded by Mr. Desilets, the motion carried unanimously.

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Mark Wickstrom, Chairman

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Thomas Bentley

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Bruce Desilets

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Charles Lutton, Associate Member

Date \_\_\_\_\_

